



BARRINGTON PLANNING BOARD MEETING

NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER

77 RAMSDELL LANE

Barrington, NH 03825

Tuesday January 3, 2017

6:30 p.m.

(Approved January 17, 2017)

MEETING MINUTES

NOTE: THESE ARE SUMMARY ACTION MINUTES ONLY. A COMPLETE COPY OF THE MEETING AUDIO IS AVAILABLE AT THE LAND USE DEPARTMENT.

ROLL CALL

Members Present

Fred Nichols, Chair

James Jennison, Vice Chair

Richard Spinale

Daniel Ayer-ex-officio

Jeff Brann

Paul Mausteller

Alternate Member

Andrew Knapp-ex-officio-arrived at 7:10 pm

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the December 6, 2016 Meeting Minutes.

Without objection the Board approved the December 6, 2016 meeting minutes with a minor correction on line 53.

ACTION ITEMS

2. [234-31-&38-GR-16-LL \(Owners: Donetta Haley and Paul & Suzanne McNeil\)](#) Request by applicant for a proposal to revise the Lot Line between Lot 31 and 38 with waivers from Section 8.3

topography and wetlands delineation and also Section 11.2.2 where the minimum lot width is 75' on Oak Hill Road on a 23.44 acre site (Map 234, Lots 31 & 38) in the General Residential (GR) Zoning District. By: Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

F. Nichols explained the application was to provide a lot line revision between the two land owners to provide a permanent access to land owned by the McNeil family.

Chris Berry from Berry Surveying & Engineering represented Paul J. & Suzanne W. McNeil & Donetta Haley. Chris Berry explained that they were doing a Lot Line revision between the two owners off of Oak Hill Road to provide permanent access to the land owned by Paul & Suzanne McNeil. Chris Berry stated that this was part of the Muchado Drive subdivision that also takes access off of Oak Hill Road. Chris Berry explained that he was hired by Donetta Haley to do a complete boundary survey on the corner of Oak Hill Road and Meetinghouse Road.

The McNeils have a right away per their deed through the Haley property. Chris Berry explained this was not on the Haley's deed. Chris Berry also explained that a roadway already exists through to Paul and Suzanne McNeil's property. Chris Berry explained that the reason for the lot line revision was so that the McNeil's would have frontage on Oakhill Road. Chris Berry explained that this needed to be done before the subdivision. Chris Berry explained that it was best to do a lot line revision instead of an easement.

Chris Berry explained that the two pieces were already connected though a strip of land.

Chris Berry explained that there was a parcel of land that was not part of the lot line revision that was in probate.

Chris Berry explained that a boundary survey had been performed of the entire parcel, and also performed a topographical survey on an area large enough to show that each lot contained enough upland area to meet the requirements of zoning. Chris Berry explained that he was asking for two waivers and also asking for a waiver under 11.2.2 the minimum lot width of 75' to allow for access. There was no development planned on lot 38 at this time. Chris Berry explained that once the lot line was completed buffers would apply.

J. Brann asked about the natural features waiver on the lot 38, since this would have to be done on the entire site before it could be developed.

Chris Berry explained that sufficient characterization had been done to determine it could be developed and could get a buildable envelope.

P. Mausteller asked since only portion of topographic was done could this have a building envelope on what was shown.

Chris Berry explained that this would have a buildable envelope and would have a 50' buffer on the front and sides.

P. Mausteller was concerned about what was on the entire site that wasn't being shown.

Chris Berry explained that they had walked the entire site and the site has suitable soils that would not have wetland buffers.

P. Mausteller asked about the 33' wide strip on the right away.

Chris Berry gave the history of the lots. Chris Berry explained that this was the only lot that can deed to the McNeil's for their parcel.

R. Spinale asked who owned the 50' where you come in at the entrance.

Chris Berry stated that his applicant Donetta Haley owns that.

J. Jennison asked if lot 38, as it sits today could be a buildable lot.

Chris Berry explained that it could be a buildable lot.

M. Gasses stated that under State law a building permit could not be issued off this right of way.

Chris Berry stated that he and his attorney disagreed and didn't want to get into this.

J. Brann questioned the waiver for natural features to wetlands. If this was approved it would need to come with a conditional stipulation that further construction and soil disturbance would need wetlands delineation prior to issue of any permits.

Chris Berry explained that the applicant had no plans at this time to build on the lot and explained that the applicant was 100% ok with the condition suggested approval by the Town Planner in the draft notice of decision.

F. Nichols questioned if the applicant had the mapping of the topography on everything except the seven acres.

Chris Berry explained that a topographic map was done on all but six acres.

D. Ayer questioned that the board could not guarantee that they can get permanent access though wetlands to get to the lot.

Chris Berry explained that they were just stating that it was to provide permanent access. Chris Berry explained that they were asking for frontage.

D. Ayer stated that the applicant needed access though the wetlands to get to the lot.

R. Spinale questioned that the applicant was just asking for permanent access from point A to Point B.

Requested Waivers:

1. 5.3.1(6) Existing grades and topographic contour on the entire site

A motion was made by D. Ayer and seconded J. Jennison to approve the waiver because not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion passed unanimously.

2. 5.3.1 (9) Natural features including wetlands of entire site

A motion was made by D. Ayer and seconded R. Spinale to approve the waiver because not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion passed unanimously.

A motion was made by J. Brann and seconded by J. Jennison to accept the application as complete.

The motion carried unanimously.

J. Brann asked if there was another access instead of going through the wetlands.

Chris Berry explained that this provides access and frontage. Chris Berry explained that the Muchado Drive lots were smaller.

J. Brann asked if another lot was considered.

Chris Berry explained that it was considered but it was dismissed.

J. Brann asked by building the road area in the wetland that would change the drainage.

Chris Berry explained that part of getting a jurisdiction wetlands permit you cannot change the drainage.

J. Brann was concerned about the impact on the other two lots.

Chris Berry explained that the wetlands area was in the rear of the lot and does not impact the other two lots at all.

P. Mausteller questioned the probate lot.

Chris Berry explained that they are 15 heirs and they maybe in the process of working on this.

R. Spinale questioned if the McNeil's existing right of way though Haley's land would be removed from their current deed and a new deed would reflect the new access from Oak Hill Road.

F. Nichols asked to show the lot line area.

Chris Berry identified the location.

F. Nichols read the memo below from the Conservation Commission:

MEMORANDUM

To: Barrington Planning Board
From: Barrington Conservation Commission
Subject: Lot line revision, Haley & McNeil, tax map 234 lots 31 & 38 (Oak Hill Rd.)
Date: December 20, 2016

At its meeting of December 15, the Conservation Commission reviewed the case referenced above. Although we appreciate the applicant's need to provide a permanent access to lot 38, our concern is that the access proposed by the lot line revision will necessitate wetland and wetland buffer impacts if and when the lot is ever developed. The proposed access goes right through the center of what appears to be a large wetland. Especially since we know nothing of the functions and values contained in this wetland, we feel it is inadvisable to create a situation in which degradation of the wetland will be inherent in any possible use of the lot.

We also note that the owners of lot 38 also own the abutting lot 41, which has frontage on Muchado

Drive. Perhaps access to lot 38 via lot 41 would be a better choice for protection of the area's natural resources.

Until and unless we get information detailing how the proposed lot line revision is the least impacting alternative, we recommend against granting this lot line revision.

Thank you for the opportunity to let us review issues that can potentially affect the town's natural resources. If we can be of further service with this project please contact me via the Town Planning Office.

Respectfully,

John Wallace, Chairman

Chris Berry explained that the McNeil's already had access they were just relocating the access.

J. Brann asked if they had access or not.

Chris Berry explained that the McNeil's had an easement though the Haley property.

F. Nichols opened public comment.

Noreen Estes of 40 Oak Hill Road asked if another access other than Oak Hill Road could be used.

Chris Berry explained that there was no other accessible direct route.

Richard Robicheau of 92 Muchado Drive asked if the proposed lots for development would be impacted by the wetlands.

Chris Berry explained that wetlands did not flow through the lot.

Celeste Martel of 76 Oak Hill Road asked how many lots.

M. Gasses explained that this was a lot line for a 50' access to the McNeil lot and the applicant was proposing 4 lots from 1 lot in the next application.

F. Nichols closed the public hearing.

P. Mausteller asked how the pins were going to be set in the wetlands.

Chris Berry explained that all pins would be set.

J. Brann asked why they don't wait until everything is resolved.

Chris Berry explained that the right away access needed to be resolved without this the next item for subdivision cannot happen.

J. Brann asked if the waiver was necessary.

Chris Berry explained that this was a safety thing to add this waiver.

Waiver from regulation:

11.2.2 Lot Shape - under 11.2.2 the minimum lot width is 75'

A motion was made by J. Jennison and seconded P. Mausteller to approve the waiver because not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion passed 5/1.

Roll Call:

- P. Mausteller –Yay*
- J. Brann – Nay*
- F. Nichols –Yay*
- D. Ayer –Yay*
- R. Spinale-Yay*
- J. Jennison-Yay*

M. Gasses read the Conditions Precedent:



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calif Highway

Barrington, NH 03825

603.664.0195

barrplan@metrocast.net

barrplan@gmail.com

NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received: N/A</i>	<i>Surety returned: N/A</i>
<i>"Applicant," herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.</i>			
<p>3. Proposal Identification: 234-31-&38-GR-16-LL (Owners: Donetta Haley and Paul & Suzanne McNeil) Request by applicant for a proposal to revise the Lot Line between Lot 31 and 38 with waivers from Section 8.3 topography and wetlands delineation and also Section 11.2.2 where the minimum lot width is 75' on Oak Hill Road on a 23.44 acre site (Map 234, Lots 31 & 38) in the General Residential (GR) Zoning District.* By: Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.</p>			

<p>Applicant: Donetta Haley PO Box 367 Barrington, NH 03825</p> <p>Paul J. & Suzanne W. McNeil Trustees P & S McNeil Family Revocable Trust 82 Muchado Drive Barrington, NH 03825</p> <p>Professional: Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825</p>	<p>Dated: XXXXX</p>
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Dear applicant:

This is to inform you that the Barrington Planning Board at its XXXX, 2017 meeting **CONDITIONALLY APPROVED** your application referenced above.

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please Note* If all of the precedent conditions are not met within 6 calendar months to the day, **by XXXXX, 2017**, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board. *Reference 8.23 of the Town of Barrington Subdivision Regulations*

Conditions Precedent

- 1)
 - a) Add the owners signature to the final plan
 - b) Add the wetland scientist stamp & signature to the final plan
- 2) Add the following notes
 - a) “Future construction or soil disturbance of Map 234 Lot 38 will require wetland delineation of the affected area prior to the disturbance or issuance of any permits”
 - b) As part of this application a waiver was granted to 5.3.1(6) Existing grades and topographic contour on the entire site

- c) As part of this application a waiver was granted to 5.3.1(9) Natural features including wetlands of entire site
 - d) As part of this application a waiver was given to 11.2.2 the minimum lot width of 75'
 - e) **Board added**-No building construction is to occur in the lot neck
- 2) The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the plans.
- 3) Any outstanding fees shall be paid to the Town
- 4) For lot line adjustments the applicant shall submit to the Land Use Office a copy of the signed and notarized deed which will effect the conveyance of the subject property before the plat is certified by the Planning Board. Once the plat is certified the deed must be recorded imultaneously with the plat. For Lot Line Adjustments where the property is in the same ownership corrective deeds incorporating the adjustment must be provided.
- 5) Final drawings. (a) five sets of large black line plus (c) one set of 11"x17" final approved plans plus (d) one electronic version by pdf or CD must be on file with the Town. Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the plans. If there are significant changes to be made to the plans, as specified above, one full size paper check print must be sent to the Planning Department for review prior to producing these final drawings.

Conditions Subsequent

- 1) Please contact the Land Use Office to coordinate the recording of the plan and deed.
- 2) **Board Added:**
Current Use subject property or a portion of it is presently in Current Use. The applicant must provide the Town of Barrington Assessing Department current use map and/or other items needed to assure requirements of RSA-79A and the New Hampshire Department of Revenue Administrations Rules are satisfied.

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,

Marcia J. Gasses

Town Planner & Land Use Administrator

cc: Kenneth, Berry Surveying & Engineering

File

A motion was made by R. Spinale and seconded by P. Mausteller to grant the Lot Line Adjustment approval with conditions read by M. Gasses. The motion passed 5/1.

Roll Call:

P. Mausteller –Yay
J. Brann – Nay
F. Nichols –Yay
D. Ayer –Yay
R. Spinale-Yay
J. Jennison-Yay

4. **234-31-GR-16-4Sub (Owner: Donetta Haley)** Request by applicant for a proposal for a subdivision for 4 Resident Lots on Oakhill Road (Map 234, Lot 31) in the General Residential (GR) Zoning District.* By: Berry & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

M. Gasses stated that a sheet was added from applicant for site distance and a memo from Peter Cook Road Agent who did visit the site with Mr. Berry.

F. Nichols read the following proposal: The proposal is to subdivide the existing 23.44 acre lot known as Map 234, Lot 31 into three building lots and one remaining land area, (4 lot subdivision) One lot is a back lot and the other two new building lots are typical frontage lots with 200' of frontage.

Chris Berry from Berry Surveying and Engineering representing Donetta Haley. Chris Berry explained that the applicant was looking to subdivide her property between Meetinghouse Road and Oak Hill Road into four lots.

Three of the lots are buildable lots and the forth lot at this time no plans to build on it. Chris Berry explained the locations of the lots.

Chris Berry explained that the following items are shown:

1. Test Pits
2. Topographics on the three lots
3. Buffers and setbacks
4. Driveways are shown
5. Well Radius was shown
6. Also Site Distance Plan

Memo below from Road Agent Peter Cook:



Town Of Barrington
Department of Public Works

P.O. Box 660
Barrington, NH 03825
(603) 664-0166
barringtondpw@gmail.com

January 3, 2017

To: The Planning Board

RE: Oak Hill Subdivision

I met with Mr. Berry this afternoon to look at the driveways for the Oakhill Subdivision. Three out of the four driveways had no issues, we both agree the driveway at the top of the hill will need to have the ledge drilled and blasted all the way back to the stonewall. This will help with drainage and site distance.

Respectfully,

Peter Cook
Road Agent

PC:eep

Chris Berry explained that the distance meet DOT standards. Chris Berry explained that this was acceptable by the Road Agent.

J. Brann asked about the access on the one lot and understood that it was a gravel road.

Chris Berry explained that Meetinghouse Road is not just a gravel road is was also a class 6 road they would also need permission from the selectmen to take access off a class 6 road.

A motion was made by J. Jennison and seconded by J. Brann to accept the application as complete. The motion passed 5/1.

P. Mausteller questioned the frontage on Lot 31.3.

Chris Berry explained that it had 200' frontage.

M. Gasses read concerns from Fire Chief Rick Walker as follows:

Fire protection is required if there is one more lot added. I request that developer provide easement (s) for cistern (s) that are with 1,000 drivable feet of every proposed home location. Also request a note on the plan with the note requirements below:

Cistern is required if another lot is created beyond what is proposed.

J. Brann asked if Lot 31 was further subdivided.

Chris Berry explained that he understood that a cistern would be needed if another lot was added.

M. Gasses will add to the conditions.

F. Nichols opened public comment.

Noreen Estes asked if these were going to be single family home.

M. Gasses stated single family homes.

F. Nichols closed public comment.

M. Gasses read Conditions Precedent:



Planning & Land Use Department

Town of Barrington

PO Box 660

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barrplan@metrocast.net

barrplan@gmail.com

DRAFT

NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i> n/a	<i>Surety returned</i> n/a
<i>"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.</i>			
Proposal Identification:			

Owner: Applicant (Contact):	Dated: XXXXX/2016
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Dear applicant:

This is to inform you that the Barrington Planning Board at its XXXXX, 2017 meeting **CONDITIONALLY APPROVED** your application referenced above.

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please Note* If all of the precedent conditions are not met within 6 calendar months to the day, by XXXXXX, 2017, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board. *Reference 8.2.3 of the Town of Barrington Subdivision Regulations*

Conditions Precedent

- 1) a) Add the owners signature to the final plan
 b) Add the wetland scientist stamp & signature to the final plan
 c) Add State Subdivision Approval Number to the Plan
- 2) Revise the following plan notes
 a) Correct the reference to Map 234 Lot 28 to Map 234 Lot 38 on all sheets
- 3) The Sight Line Profile shall be incorporated as part of the plan set. **(Board added)**
- 4) Add the following plan notes:

- a) A cistern is required if Lot 31 is further subdivided in the future
- b) Map 234 Lot 31 will require the ledge drilled and blasted all the way back to the stonewall for driveway installation according to sheet 5, Sight Line Profile. **(Board added)**
- 5)# Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. Granite bounds shall be set at the intersection of existing or proposed lot sidelines with existing proposed streets. Iron pins (pipe or rod) are to be placed at all property line corners and angles, and all points of curvature and points of tangency. Monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line. The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the submitted plan. *(Reference 8.8 of the Town of Barrington Subdivision Regulations)*
- 6) Any outstanding fees shall be paid to the Town
- 7) Final Drawings (a) five sets of black line (b) plus one set of 11"X17" final approved plans (c) one electronic version by pdf or CD must be on file with the Town. Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the plans. Note. If there are significant changes to be made to the plans, as specified above, one full size check print must be sent to the Land Use Office for review prior to producing these final drawings.

General and Subsequent Conditions

- 1) Current Use subject property or a portion of it is presently in Current Use. The applicant must provide the Town of Barrington Assessing Department current use map and/or other items needed to assure requirements of RSA-79A and the New Hampshire Department of Revenue Administrations Rules are satisfied.

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,

Marcia J. Gasses

Town Planner & Land Use Administrator

cc: File

A motion was made by R. Spinale and seconded by J. Jennison to grant the 4 lot Subdivision approval with conditions read by M. Gasses. The motion carried unanimously.

- 5. Request by the applicant for the case below for an extension to meet the conditions of approval. **238-23-V-16-(2) Sub (Owner: Y. Skipper-Olsen)** Request by applicant for a proposal to subdivide into two lots, one lot to be 2.93 acre site with non-residential capacity including a 9.6 special permit application and the remaining 6.37 acre site is currently a residential home (Map 238, Lot 23) at 412

Franklin Pierce Highway in the Village (V) Zoning District. By: Geometres Blue Hills, LLC; Po Box 277; Farmington, NH 03835

F. Nichols read a brief description of the extension on the condition of approval.

Randy Orvis from Geometres Blue Hills, LLC was there to represent his client Darlene Skipper Olsen To request an extension of time to meet the conditions of approval. Randy Orvis explained that one of the conditions was to renew the driveway permit and explained that it does not meet the site distance conditions. Randy Orvis explained that the work for DOT is completed and was in the process of preparing the plan necessary to obtain the amended permit.

J. Brann asked how much more time did he need.

Randy Orvis stated two months.

R. Spinale was concerned that 3 months may not be enough time.

A motion was made by J. Brann and seconded by R. Spinale to grant the 4 month extension until May 2, 2017 for the conditions of approval. The motion carried unanimously.

6. Public Hearing on Proposed Zoning Amendments

[Pursuant to NH RSA 674:16; 675:3 and 675:7 notice is hereby given of a public hearing to be held by the Town of Barrington Planning Board for the purpose of discussing proposed amendments to the Zoning Ordinance.](#)

F. Nichols gave a brief description of the zoning amendments.

F. Nichols opened public comment.

George Calef of 35 Mallego Road explained that 4.2.4 (5) and 4.2.2 (6) are exactly the same. George Calef asked if both could be changed so that they match.

M. Gasses explained that both would be changed from guidelines to standards.

J. Brann explained that if this was changed in one spot needs to be changed in both.

R. Spinale stated that the board needs to change guidelines to standards.

M. Gasses explained that they cannot remove one. M. Gasses explained that both 4.2.4 (5) and 4.2.2 (6) need to be changed from guidelines to standards.

George Calef asked if this change was being made because of a previous conditional approval requiring architectural standards. George Calef wanted to know if this would still apply to the previous conditional approved and if this was being changed for a previous conditional approval.

M. Gasses explained that the applicant needs to meet the architectural standards in the site plan review regulations.

George Calef explained that the architectural standards were changed at a town meeting.

M. Gasses explained that the town did not vote for architectural standards the Planning Board did.

George Calef stated that on March 8th not sure of the year and that he had all the history.

George Calef wanted to know if the architectural standards were legally enforceable previously and current approvals.

M. Gasses explained that what was written into the site plan review regulations is what applies to past and present approvals. M. Gasses explained that separate architectural standards document was never certified by the Planning Board.

F. Nichols explained that the change will be made in both places.

M. Gasses read from the site review regulations the Design Review Standards were called out in Section 4.11.5..

Changes made by the Board at the first public hearing on zoning amendments as follows:

Page 1 of 9 under Agriculture Use add i.e after animals
under Farm Animals add comma after swine
under Mixed Use Structures add building after retail use

Page 3.5-3.5.1 (14)

3.5 Accessory Dwelling Units

Add comma after parents

Delete Governor Hassan Add Governor

3.5.1 remove ~~that~~

remove “and” add “an”

Page 8 of 9 Purpose

remove “Clarifying” replace with “Clarify”

Amendment 4.2.1 (2) add comma after Ordinance

4.2.1(3) add comma after Ordinance

Page 9 4.2.3 (5) Add “so that the Zoning Ordinance is consistent with Site Review Regulations” to the purpose.

Page 12 20.2.2 Format last paragraph

Page 13 20.2.9 (a) change to 20.2.9(1) (a)

20.2.9 (b) change to 20.2.9(1) (b)

Page 16 20.4.3 Format first two lines

20.5.2. (1) remove last sentence

20.5.2(2) change Back Lite to Back Lit also on 20.5.2(3)

20.6.1 remove “height of a freestanding sign or sign structure is measured from the lowest”

20.7.2 add square
delete feet

20.8.1 remove (~~Six Feet or Less~~)

20.8.1(1) remove ~~Such sign be~~ add they are

20.8.1(2) remove a ~~maximum of~~ add there are no more than ~~remove are allowed~~
to be displayed

20.8.2 remove ~~in total area,~~

20.8.2(1) remove a ~~maximum and are allow to be displayed:~~

20.8.2(3) add the

20.8.2(4) remove ~~shall~~ add do and remove ~~side~~ add wall

20.9.3(a) remove ~~shall~~

20.9.3(b) remove ~~shall~~

20.9.6(b) remove ~~may be~~ add it is not and remove ~~up to~~ add more than

20.9.9(a) remove a ~~maximum of~~ and add they do not exceed remove ~~are allowed~~

20.9.9(b) remove a ~~maximum of~~ and add they do not exceed remove ~~is allowed~~
on each add per

20.9.9(c) remove ~~must be~~ add is

20.9.9(d) remove ~~must~~

20.9.9(e) add they are not remove ~~and~~ add or have

20.9.10(c) remove ~~may be~~ add it is not remove ~~up to~~

Existing/Amended ADD The addition of an Accesory Dwelling Unit to a Single Family Dwelling does not change the Single Family Dwelling to a Duplex.

4.2.2(6) **Architectural Requirements** Remove ~~architectural guidelines~~
Add “Design Review Standards”

A motion made by D. Ayer and seconded by P. Mausteller to approve the changes as made by the Planning Board members.

COMMUNICATIONS RECEIVED

7. Discussion of schedule to update the Vision Chapter of the Master Plan with SRPC

M. Gasses explained that SRPC is ready to meet with the Board and M. Gasses wanted know if the Board wanted to do this as sub committees or as a group.

F. Nichols explained that he would like to have this done as a Board.

M. Gasses explained that she would contact SRPC to try and come to the next meeting.

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

SETTING OF DATE, TIME AND PLACE OF NEXT MEETING AND ADJOURNMENT

January 17, 2017 6:30 p.m., Early Childhood Learning Center 77 Ramsdell Lane

Without objection the meeting was adjourned at 9:35 P.M.